

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-23482 - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all other Conditions of Approval for Site Development Plan Review (SDR-10126) and all other applicable site related actions.

Public Works

2. Construct full width street improvements for Grand Montecito Parkway, to be completed within 21 months of approval of this site by the Las Vegas City Council, or by (04/12/08), unless an extension to this timeframe is approved by the City Engineer. Construct full width street improvements meeting Town Center Standards, including appropriate transition paving, on Oso Blanca Road concurrent with development of this site. The number of lanes on Oso Blanca Road shall be determined by the approved Traffic Impact Analysis and as approved by the Nevada Department of Transportation. Coordinate with the City Engineer to determine construction requirements for Deer Springs Way and Doe Brook Trail prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. Such improvements shall be constructed concurrent with development of this site.

The cross section of Deer Springs Way between Doe Brook Trail and Oso Blanca Road shall include a minimum thirty foot buffer along the north property line of the residential properties to the south of the proposed Great Mall. The buffer is to include a 15 foot landscape area, a 10 foot sidewalk and a five foot landscape area (total of 30 feet) between the residential property wall and the curb and gutter along the south side of Deer Springs Road.

Speed humps and additional signing indicating "Not a Through Street" along Doe Brook trail shall be constructed as approved by the City Traffic Engineer.

Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition of Condition Number 24 of an approved Site Development Plan Review (SDR-10126) which required the applicant to construct full width improvements for Grand Montecito Parkway, to be completed within 12 months of approval of this site by the Las Vegas City Council, unless an extension to this timeframe is approved by the city engineer to now require that the applicant shall construct full width improvements for Grand Montecito Parkway, to be completed within 21 months on 49.82 acres at the northeast corner of Grand Montecito Parkway and Deer Springs Way. The Department of Public Works and the Planning and development Department support the applicant's request. Approval of this request is recommended.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
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| 12/07/98 | The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the subject site. The Planning Commission and staff recommended approval. |
| 11/07/01 | The City Council approved the Town Center Development Standards Manual, which designated the subject site as MS-TC (Main Street Mixed Use - Town Center). |
| 03/06/02 | The City Council approved a Development Agreement (DA-0002-01) between the City of Las Vegas and Montecito Town Center, LLC to establish standards for the 172-acre area within the Centennial Hills Town Center known as Montecito Town Center. The Planning Commission and staff recommended approval. |
| 04/07/04 | The City Council approved a Major Modification (MOD-3735) to the Montecito Development Agreement to add 10 acres to the plan at the southeast corner of Deer Springs Way and Grand Montecito Parkway. Also approved were a Special Use Permit (SUP-3503) for a gated subdivision with private streets and a Site Development Plan Review (SDR-3505) for a proposed 96-lot single-family residential development on the 10-acre site. This site is directly south of the subject property. |
| 12/01/04 | The City Council approved a Major Modification (MOD-5497) of the Town Center Land Use Plan to change the land use designation from MS-TC (Main Street Mixed Use – Town Center) to GC-TC (General Commercial – Town Center) on 24.91 acres adjacent to the northwest corner of Deer Springs Way and U.S. Highway 95. The Planning Commission and staff recommended approval. |

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| 06/01/05 | A request to amend the Master Plan of Streets and Highways to realign a portion of Grand Montecito Parkway between Dorrell Lane and Deer Springs Way was Withdrawn Without Prejudice by the City Council. |
| 06/07/06 | The City Council will consider a General Plan Amendment (GPA-12273) to amend Map 2 and Map 6 of the Transportation Trails Element of the Las Vegas 2020 Master Plan to delete one Transportation Trail Alignment and revise two other alignments from Transportation Trails to Pedestrian Paths. The Planning Commission and staff recommended approval. |
| 07/12/06 * | The City Council approved a Major Modification (MOD-11449) to amend a portion of the Town Center Land Use Plan from GC-TC (General Commercial – Town Center) to UC-TC (Urban Center Mixed Use – Town Center), a related Variance (VAR-13505) to allow 15 percent open space where a minimum of 20 percent is required; a Special Use Permit (SUP-11444) to allow a development in excess of twelve stories and Waiver from the 330-foot distance separation requirement from single-family residences; and a Site Development Plan Review (SDR-10126) for a proposed mixed-use development on the subject site. The Planning Commission resulted in a tie vote with no recommendation. Staff recommended approval. |
| <i>Related Building Permits/Business Licenses</i> | |
| There are no permits or licenses related to this request. | |
| <i>Pre-Application Meeting</i> | |
| 07/13/07 | A pre-application meeting was held. Details of this request were discussed with Planning and Development, Traffic, and Public Works. |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting is not required, nor was one held. | |

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| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Net Acres | 49.82 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|------------------------------|--|------------------------|
| Subject Property | Undeveloped | Mixed Use Commercial Montecito Town Center UC-TC (Urban Center Mixed Use) | TC (Town Center) |
| North | Park | PF-TC (Public Facility) | TC (Town Center) |
| South | Single Family Residential | MS-TC (Main Street Mixed Use) L-TC (Low Residential) | TC (Town Center) |

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|------|--------------------|---|--------------------|
| East | US-95 Right-of-Way | US-95 Right-of-Way | US-95 Right-of-Way |
| West | Hospital | Mixed Use Commercial Montecito Town Center | TC (Town Center) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|------------|-----------|-------------------|
| Special Area Plan | | | |
| T-C Town Center District | X | | Y |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| T-C Town Center District | X | | Y |
| Trails | | X | N/A |
| Rural Preservation Overlay District | | X | N/A |
| Development Impact Notification Assessment | | X | N/A |
| Project of Regional Significance | | X | N/A |

ANALYSIS

The applicant is requesting a review of condition to condition number 24 from Site Development Plan Review (SDR-10126). This condition required the applicant to construct full width improvements for Grand Montecito Parkway, to be completed within 12 months of approval of this site by the Las Vegas city council, unless an extension to this timeframe is approved by the city engineer to now require that the applicant shall construct full width improvements for Grand Montecito Parkway, to be completed within 21 months.

The Department of Public Works has no objection to the Request for a Review of Condition application related to Site Development Plan Review SDR-10126, Condition No. 24 to allow Grand Montecito Parkway to be constructed within 21 months of the original approval by the City Council, where 12 months was the original stipulated timeframe. The Planning and Development Department supports the Department of Public Works in this request as there shall not be a negative effect on the project or the surrounding area due to this change.

Condition number 24 stated:

Construct full width street improvements for Grand Montecito Parkway, to be completed within 12 months of approval of this site by the Las Vegas City Council, unless an extension to this timeframe is approved by the City Engineer. Construct full width street improvements meeting Town Center Standards, including appropriate transition paving, on Oso Blanca Road concurrent with development of this site. The number of lanes on Oso Blanca Road shall be determined by the approved Traffic Impact Analysis and as approved by the Nevada Department of Transportation. Coordinate with the City Engineer to determine construction requirements for Deer Springs Way and Doe Brook Trail prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. Such improvements shall be constructed concurrent with development of this site.

The cross section of Deer Springs Way between Doe Brook Trail and Oso Blanca Road shall include a minimum thirty foot buffer along the north property line of the residential properties to the south of the proposed Great Mall. The buffer is to include a 15 foot landscape area, a 10 foot sidewalk and a five foot landscape area (total of 30 feet) between the residential property wall and the curb and gutter along the south side of Deer Springs Road.

Speed humps and additional signing indicating “Not a Through Street” along Doe Brook trail shall be constructed as approved by the City Traffic Engineer.

Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

[The condition shall now read:](#)

Construct full width street improvements for Grand Montecito Parkway, to be completed within 21 months of approval of this site by the Las Vegas City Council, or by (04/12/08), unless an extension to this timeframe is approved by the City Engineer. Construct full width street improvements meeting Town Center Standards, including appropriate transition paving, on Oso Blanca Road concurrent with development of this site. The number of lanes on Oso Blanca Road shall be determined by the approved Traffic Impact Analysis and as approved by the Nevada Department of Transportation. Coordinate with the City Engineer to determine construction requirements for Deer Springs Way and Doe Brook Trail prior to the submittal of any construction drawings or the submittal of a map for this site, whichever may occur first. Such improvements shall be constructed concurrent with development of this site.

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FINDINGS

The removal of condition number 24 from Site Development Plan Review (SDR-10126) and replacement with a new updated condition is considered appropriate. The Department of Public Works and the Planning and Development Department support this request. Approval of this request is recommended.

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| <u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u> | N/A |
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| <u>ASSEMBLY DISTRICT</u> | N/A |
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| <u>SENATE DISTRICT</u> | N/A |
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| <u>NOTICES MAILED</u> | 797 |
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| <u>APPROVALS</u> | 0 |
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| <u>PROTESTS</u> | 0 |
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